

Brynawel, Buttrills Road, £435,000

- POTENTIAL TO EXTEND & LOFT CONVERT TO SIDE AND REAR *stpp*
- School Catchment; Gladstone, Ysgol Sant Curig, St Helens, All Saints, Whitmore High, Ysgol Bro Morgannwg, St Richard Gwyn.
- 4 DOUBLE BEDROOMS SEA VIEWS TO THE SIDE
- Council Tax E









About the property

4 DOUBLE BEDROOMS - LARGE PLOT - POTENTIAL TO EXTEND TO SIDE/ REAR & LOFT *stpp*. Close to local amenities; shops, parks, beaches, easy access to link roads leading to M4 corridor, public transport routes.

Accommodation

Entrance Hall

UPVC glazed door, fitted storage cupboard, power points, radiator, stairs to first floor, side door to Car Port.

Cloakroom

W.C wash hand basin, radiator, tiled areas, window to side.

Study

8' 4" x 8' (2.54m x 2.44m)

Wood flooring, power points, radiator, window to front.

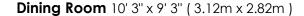
Living Room

25' 4" x 11' 11" max (7.72m x 3.63m max)

T.V. point, power points, radiator, wood flooring, windows to front and rear aspect.







Wood flooring, power points, radiator, opening to Kitchen, doors leading to Rear Garden.

Kitchen 9' 5" x 8' (2.87m x 2.44m)

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, eye level oven, integrated freezer, space for utilities, power points, splash back tiled areas, window to rear.

Landing Wood flooring, power points, wall mounted electric fire place, window to side. *POTENTIAL TO CONVERT LOFT stpp*

Bedroom 1 15' x 12' (4.57m x 3.66m)

Wood flooring, power points, radiator, window to front aspect. *Potential to create en suite*

Bedroom 2 15' 6" MAX x 9' 5" (4.72m MAX x 2.87m)

Fitted wardrobes, fitted carpet, power points, radiator, window to rear. *FAR STRETCHING SEA VIEWS*.





Bedroom 3 16' 6" max x 9' 5" (5.03m max x 2.87m)

Fitted carpet, power points, radiator, window to rear. *FAR STRETCHING SEA VIEWS*.

Bedroom 4 8' 7" x 8' 2" (2.62m x 2.49m)

Fitted carpet, power points, radiator, window to front.

Garage 18' \times 9' 2" (5.49m \times 2.79m)

Larger than average garage. Pull up and over door to front, power points. *Potential to convert to garden room*

Front Garden Driveway for multiple vehicles, car port covering, door leading to garage, side access to rear garden.

Rear Garden Far stretching sea views to side. Views across the channel. LARGER THAN AVERAGE PLOT. *Potential to extend to side and rear*. Patio area, laid to lawn, outside tap, side accesso front.

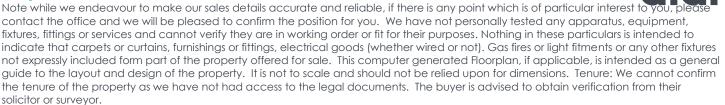


Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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